

August 19, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0313

Douglas R. Sowers

Dale Magisterial District
South line of Courthouse Road

REQUEST: Rezoning from Agricultural (A) to Neighborhood Office (O-1).

PROPOSED LAND USE:

Office uses are planned.

RECOMMENDATION

Recommend denial for the following reasons:

- A. The proposed zoning and land use do not comply with the Central Area Plan, which suggests the property is appropriate for residential development of 1.0 to 2.5 dwelling units per acre.
- B. The proposed zoning and land use are not compatible with existing and anticipated development along this portion of the Courthouse Road Corridor.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

PROFFERED CONDITIONS

The Owners-applicants in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the property known as Chesterfield County Tax ID 751-677-5012-00000 (the "Property") under consideration will be

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developed according to the following conditions if, and only if, the rezoning request for O-1 is granted. In the event the request is denied or approved with conditions not agreed to by the Owners-Applicants, these proffers and conditions shall be immediately null and void and of no further force or effect.

1. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)
2. The public water and wastewater systems shall be used. (U)
3. Prior to any site plan approval, a fifty (50) foot wide right-of-way for a special access street from Courthouse Road to the southern property line (the "North/South Access Road") shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. The exact location of this right-of-way shall be approved by the Transportation Department. (T)
4. Prior to any site plan approval, a fifty (50) foot wide right-of-way for a special access street from the North/South Access Road to adjacent properties, as determined by the Transportation Department, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. The exact location of this right-of-way shall be approved by the Transportation Department. At the time of site plan review, the Transportation Department may modify this condition to allow an access easement, acceptable to the Transportation Department, to be recorded in lieu of dedicating the right-of-way. (T)
5. Direct access from the property to Courthouse Road shall be limited to the North/South Access Road. (T)
6. Prior to the issuance of a certificate of occupancy, additional pavement shall be constructed on Courthouse Road at the North/South Access Road to provide a right turn lane. The developer shall dedicate any additional right-of-way (or easements) required for this improvement, free and unrestricted, to and for the benefit of Chesterfield County. (T)
7. Nullification: The property owner and developer (the "Developer") in this zoning case, pursuant to 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County for themselves and their successors or assigns proffer that the development of the property known as Tax ID No. 751 677 012 00000 (the "Property") under consideration will be developed according to the foregoing conditions, if, and only if, the rezoning request applied for herein is granted. In the event the request is denied or approved with conditions not agreed to by the Developer, the proffers and conditions shall immediately be null

and void and of no further force or effect. If the zoning is granted, these proffers and conditions will supersede all proffers and conditions now existing on the property. (P)

GENERAL INFORMATION

Location:

South line of Courthouse Road, across from Claridge Drive. Tax ID 751-677-5012 (Sheet 16).

Existing Zoning:

A

Size:

12.7 acres

Existing Land Use:

Single family residential

Adjacent Zoning and Land Use:

North - R-7; Single family residential

South, East and West - A; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line that extends along the south side of Courthouse Road, adjacent to the request site. Use of the public water system is intended and has been proffered. (Proffered Condition 2)

Public Wastewater System:

The public wastewater system is not directly available to serve the request site. This site is within the area of potential service for the proposed Qualla Farms Pump Station. As proposed, the Qualla Farms Pump Station will discharge to the Sunnybrook wastewater collector system, which has existing capacity restrictions limiting that systems ability to serve additional development. Upgrading of the existing wastewater lines within portions of the Sunnybrook collector system will be necessary. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 2)

ENVIRONMENTAL

Drainage and Erosion:

The property drains west and then via tributaries to Swift Creek. There are no existing or anticipated on- or off-site, drainage or erosion problems. The property is wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental Engineering Department (Proffered Condition 1). This will ensure adequate erosion control measures are in place prior to any land disturbance.

PUBLIC FACILITIES

Fire Service:

The Airport Fire/Rescue Station, Company Number 15, provides fire protection and emergency medical service (EMS). This request will have a minimal impact on fire and EMS service.

Transportation:

The property (12.7 acres) is currently zoned Agricultural (A). The applicant is requesting rezoning from Agricultural (A) to Office (O-1). This request will not limit the property to a specific use; therefore, it is difficult to anticipate traffic generation. Based on general office trip rates, this development could generate 1,340 average daily trips (ADT). These vehicles would be distributed along Courthouse Road, which had a 2002 traffic count of 18,000 vehicles per day.

Development must adhere to the Development Standards Manual in the Zoning Ordinance, relative to access and internal circulation (Division 5). The Thoroughfare Plan identifies Courthouse Road as a major arterial. Access to major arterials such as, Courthouse Road, should be controlled. The applicant has proffered to limit access to Courthouse Road to one (1) public road ("the North/South Access Road"). (Proffered Condition 5)

In 2001, Courthouse Road was widened to a four (4) lane divided roadway from Hull Street Road (Route 360) to Route 288. As part of that project, a crossover was constructed on Courthouse Road to serve the subject property. The Zoning Ordinance requires owner(s) of properties adjacent to crossovers to provide shared access with adjacent properties, as determined by the Transportation Department, by easements and/or public right of way.

There is approximately 180 acres, including the subject property, currently zoned Agricultural (A) that is bounded by Route 288 to the south, residential development east of Qualla Road, Courthouse Road to the north and residential development along

Richland Road. The Central Area Land Use Plan suggests that this property would be appropriate for residential development at 1.0 to 2.5 units per acre. In developing an access plan for this future residential development, public road rights of way should be provided from Courthouse Road at the crossover through the subject property to those adjacent properties. The applicant has proffered to dedicate a fifty (50) foot wide right of way for a special access street ("the North/South Access Road") from Courthouse Road to the southern boundary of the property (Proffered Condition 3). The applicant has also proffered to dedicate a fifty (50) foot wide right of way for a special access street from the North/South Access Road to adjacent properties (Proffered Condition 4). At the time of site plan review, if the Transportation Department determines that the adjacent properties to the east and/or west of the subject property could be developed without the need for public roads but rather could be served by access easements, Proffered Condition 4 allows for this modification.

The traffic impact of this development must be addressed. As part of the Courthouse Road widening project, a left turn lane was constructed at the crossover, which serves the property. The applicant has proffered to construct a right turn lane on Courthouse Road at the North/South Access Road intersection. (Proffered Condition 6)

At the time of site plan review, specific recommendations will be made regarding internal circulation.

LAND USE

Comprehensive Plan:

The request property lies in the Central Area Plan which suggests the property is appropriate for residential use at a density of 1.0 to 2.5 dwelling units per acre.

Area Development Trends:

Surrounding properties are zoned Residential (R-7) and Agricultural (A) and are occupied by single family residential dwellings in Estridge Subdivision and on acreage parcels or are vacant.

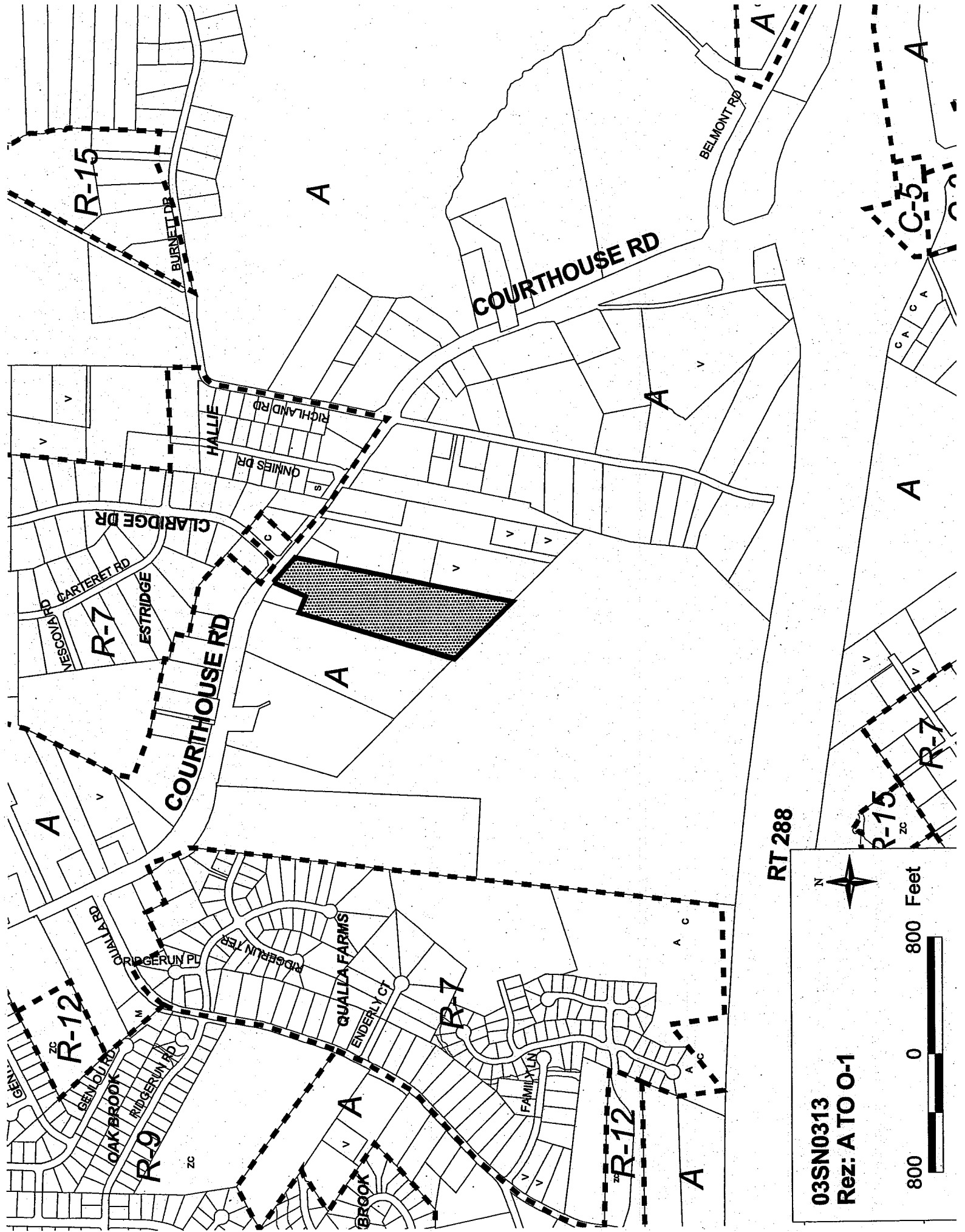
Site Design:

Currently, the request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Therefore, if this request is approved, redevelopment of the site must conform to the Emerging Growth District Standards of the Zoning Ordinance which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

CONCLUSIONS

The proposed zoning and land use do not comply with the Central Area Plan which suggests the property is appropriate for residential development at a density of 1.0 to 2.5 dwelling units per acre. In addition the proposed zoning and land use are not compatible with existing and anticipated development along this portion of the Courthouse Road Corridor.

Given these considerations, denial of this request is recommended.



03SN0313

Rez: A TO O-1

RT 288



CROSSOVER

NORTH/SOUTH
ACCESS ROAD

RICHLAND

CLARIDGE

COURTHOUSE

ROUTE 288

03SN0313

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